



Exterior - Front

**Condo - Mid-Rise**

**156 Porter St - Unit 256**  
**Boston, MA: East Boston, 02128-2122**  
**Suffolk County**

List Price: **\$346,627**

Unit Placement:

Total Rooms: **2**Unit Level: **2**Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**Outdoor Space Available: **Yes - Common**

Handicap Access/Features:

Directions: **Near Airport Blue Line Station. Main entrance is off Porter Street. Not directly on Porter Street.**

**Remarks**

**Boston Planning And Development Agency (BPDA) Income Restricted 2nd floor loft condo located in East Boston. Condo includes: central AC, professionally-managed building, washer / dryer hook-up, two floors of living space, over sized windows & common roof deck. Comes with a deeded parking spot and access to a clubroom! Close to the city via the Airport & Maverick Blue Line stops. Sale is subject to BPDA approval of buyer's eligibility (1 & 2 member households may make up to \$77,550). Please ask on larger household sizes. Buyer(s) must use this condo as their primary residence. Buyer(s) must have under \$75,000 in liquid assets (not including most retirement accounts & education savings) and must obtain mortgage financing. Please be aware that an Income Certification Process is a required component of application review. After purchase, owners are encouraged to become as financially successful as possible. Open Houses: Saturday Jan. 4th 11:30am-1:00pm & Sunday Jan. 5th 12:00pm-1:30pm.**

**Property Information**

Approx. Living Area: **694 Sq. Ft. (\$499.46/Sq. Ft.)** Approx. Acres: **0.02 (758 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat Zones: **Forced Air**Parking Spaces: **1 Deeded**Living Area Source: **Public Record**Cool Zones: **Central Air**Levels in Unit: **2**Living Area Disclosures: **The 694 sq ft does not include the upper level.**

Disclosures: **Birds are not allowed as pets. Tax estimate based upon FY20 released by Boston, & includes residential exemption. Accepted offer will then have to include proper filled out BPDA application, 2 years tax returns, & 2 paystubs. More info may also be required. Buyer(s) to do due diligence.**

**Complex & Association Information**Complex Name: **Porter 156**

Units in Complex: **217** Complete: **Yes**

Units Owner Occupied: **160** Source: **Management**

Association: **Yes** Fee: **\$161 Monthly**

Assoc. Fee Inclnds: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Clubroom, Reserve Funds**

Special Assessments: **No****Room Levels, Dimensions and Features**

Room	Level	Size	Features
------	-------	------	----------

**Features**Area Amenities: **Public Transportation, Shopping, Park, Highway Access, T-Station**Appliances: **Range, Dishwasher, Disposal, Refrigerator**Assoc. Security: **Intercom**Basement: **No**Beach: **Yes**Management: **Professional - On Site**Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**Sewer Utilities: **City/Town Sewer**Water Utilities: **City/Town Water**Utility Connections: **Washer Hookup**Waterfront: **No**Water View: **No****Other Property Info**Elevator: **Yes**Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1910**Year Built Source: **Public Record**Year Built Desc: **Approximate**

Year Round:

Short Sale w/Lndr. App. Req: **No**Lender Owned: **No****Tax Information**Pin #: **W:01 P:04164 S:228**

Assessed: **\$278,800**  
Tax: **\$294** Tax Year: **2020**  
Book: **38255** Page: **19**  
Cert: **00137552**  
Zoning Code: **n/a**  
Map: Block: Lot:

### Firm Remarks

**Please make sure your clients qualify prior to showing requests. Please call to discuss. Affordable housing applicants may receive monetary gifts, but all gifts are subject to the asset policy. Exterior parking spot 184. Please send any offers in one PDF with Pre-Approval and signed lead paint form.**

### Market Information

Listing Date: **12/18/2019**

Days on Market: Property has been on the market for a total of day(s)

Expiration Date:

Original Price:

Off Market Date:

Listing Market Time: MLS# has been on for day(s)

Office Market Time: Office has listed this property for day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2019 MLS Property Information Network, Inc.

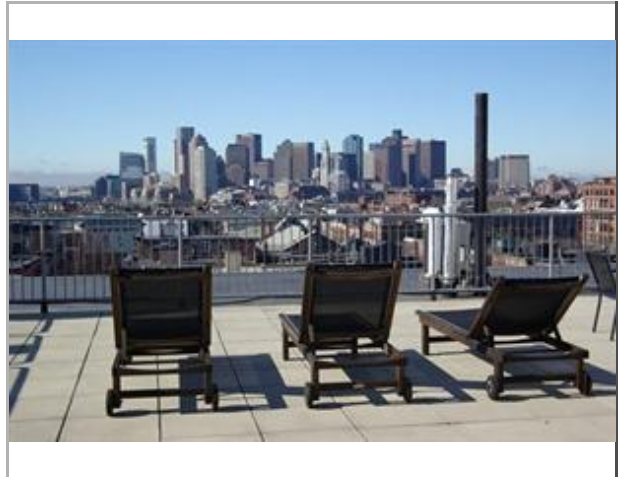
**Condominium - Condo**

**List Price: \$346,627**

**156 Porter St U:256, Boston, MA: East Boston, 02128-2122**



**Exterior - Front**



The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2019 MLS Property Information Network, Inc.